

City of Scottsdale PROJECT NARRATIVE



- ☐ Rezoning ☐ Other
☐ Use Permit
☒ Development Review
☐ Master Sign Programs
☐ Variance

Case # 31-DR-2003 / 151 -PA- 03
Project Name Ironwood Courtyard
Location NW corner of 96th St. & Ironwood
Applicant Shea Commercial

SITE DETAILS

Proposed/Existing Zoning: C-0 Parking Required: 292 med. office
Use: Office Parking Provided: 329
Parcel Size: 5.97 ac (260,215 sf) # Of Buildings: Two
☒ Gross Floor Area ☐ Total Units: 73,000 sf Height: 28' 0"
☒ Floor Area Ratio ☐ Density: .28 Setbacks: N- -- S- --
E- 100' W- --

In the following space, please describe the project or the request

This project will be phased, with the first phase containing one, two(2)-story office building of 36,500 sf. The second phase will contain an additional two(2)-story office building of 36,500 sf. The two buildings will be identical in architectural form; however, their color schemes will be varied.

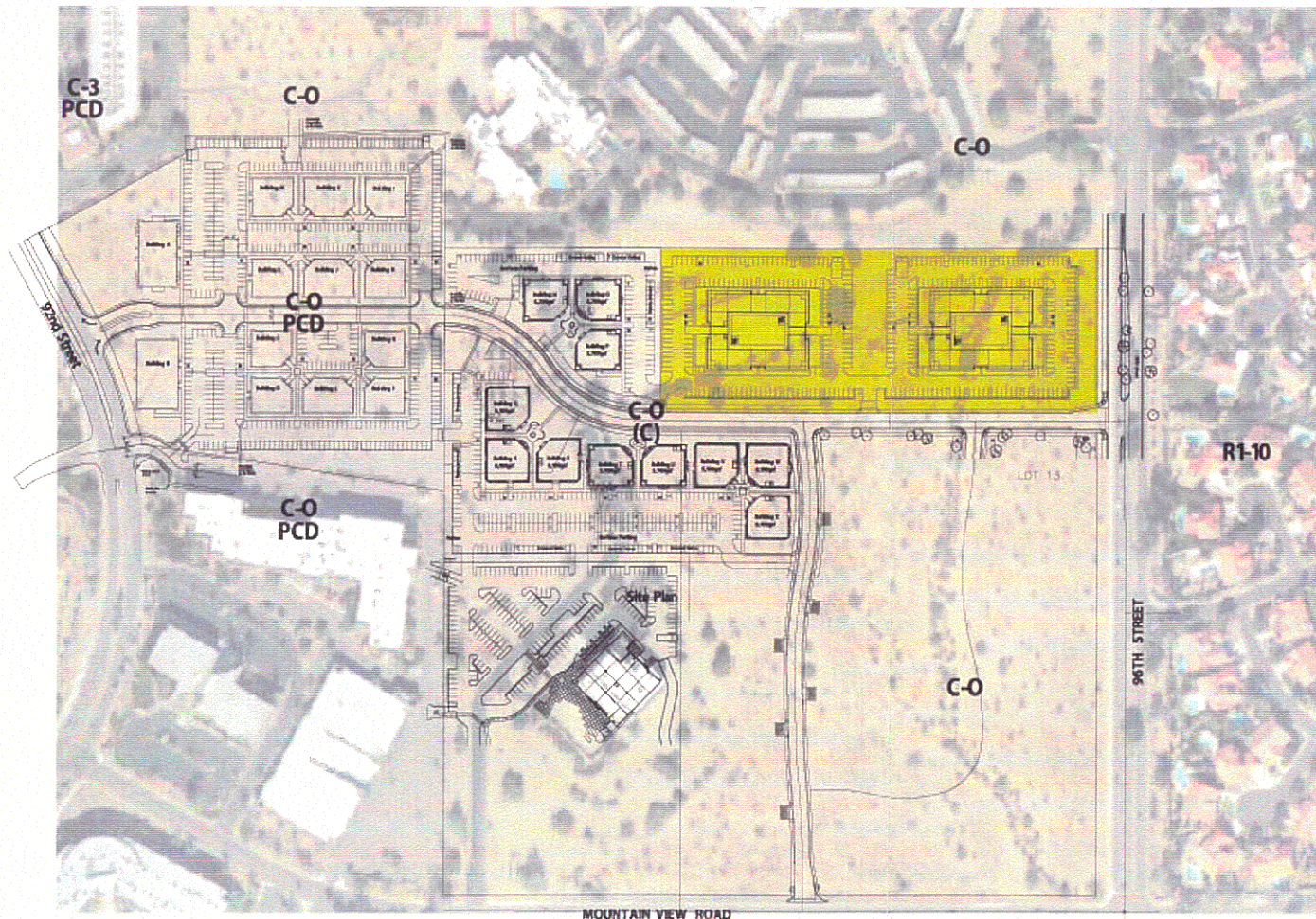
Both color palettes are inspired by the desert -- earth tones on EIFS walls, metal accents, trellis, and tall sandstone wing walls help to add color and texture to the architecture.

The center of each building will feature a pedestrian friendly courtyard. The architectural character of the buildings reflect a contemporary theme, rich with color, texture and massing.

31-DR-2003

6/9/2003

(If an additional page(s) is necessary, please attach.)



Context Plan

Project Data

DISTING ZONING: C-O
 Net Site Area: 5.97 acres (260,215 sf)
 Total Building Area: 73,000 gsf
 Parking Required: 292 spaces (1/250 gsf med. off.)
 Parking Provided: 329 Spaces (4.50/1000 gsf)
 Accessible Parking Required: 12 spaces
 Accessible Parking Provided: 12 spaces
 Max. Building Height Allowed: 36'-0"
 Building Height Provided: 28.0104'
 F.A.R.: .28
 $260,215 \text{ sf} \times .28 = 72,860 \text{ gsf} > 73,000 \text{ gsf}$
 Volume Ratio:
 $260,215 \text{ sf} \times 7.2 = 1,873,548 \text{ sf} > 985,500 \text{ cf}$
 Bicycle Spaces Required: 30 spaces (1/10 of reqd. pkg.)
 Bicycle Spaces Provided: 30 spaces

Applicant:

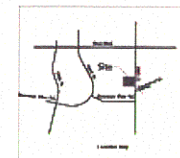
Shea Commercial
 8940 E. Raintree Dr. #200
 Scottsdale, Arizona 85260
 Contact: Jonathon Vento
 Contact Phone: (480) 451-9077
 Contact Fax: (480) 451-9079

Architect:

DFD CormeyerHedrick
 2425 East Camelback Rd. #400
 Phoenix, Arizona 85016
 Contact: Scott Rihel
 Contact Phone: (602) 381-4810
 Contact Fax: (602) 977-2273

Project Description:

This project is to provide a two-story medical/office building to be surfaced parked w/ 141 spaces.



ARCHITECTURE
 INTERIOR ARCHITECTURE
 SPACE PLANNING
 FACILITIES MANAGEMENT
 AND DESIGN
 ENVIRONMENTAL ARCHITECTURE
 PUBLIC DESIGN

0' 100' 200' 300' 400'

All conditions are approximate and subject to change.

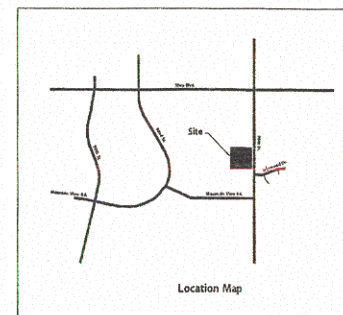
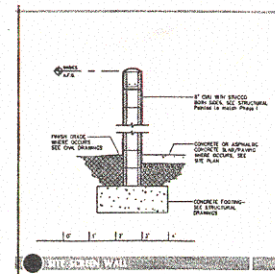
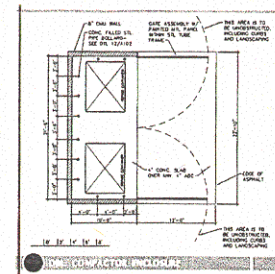
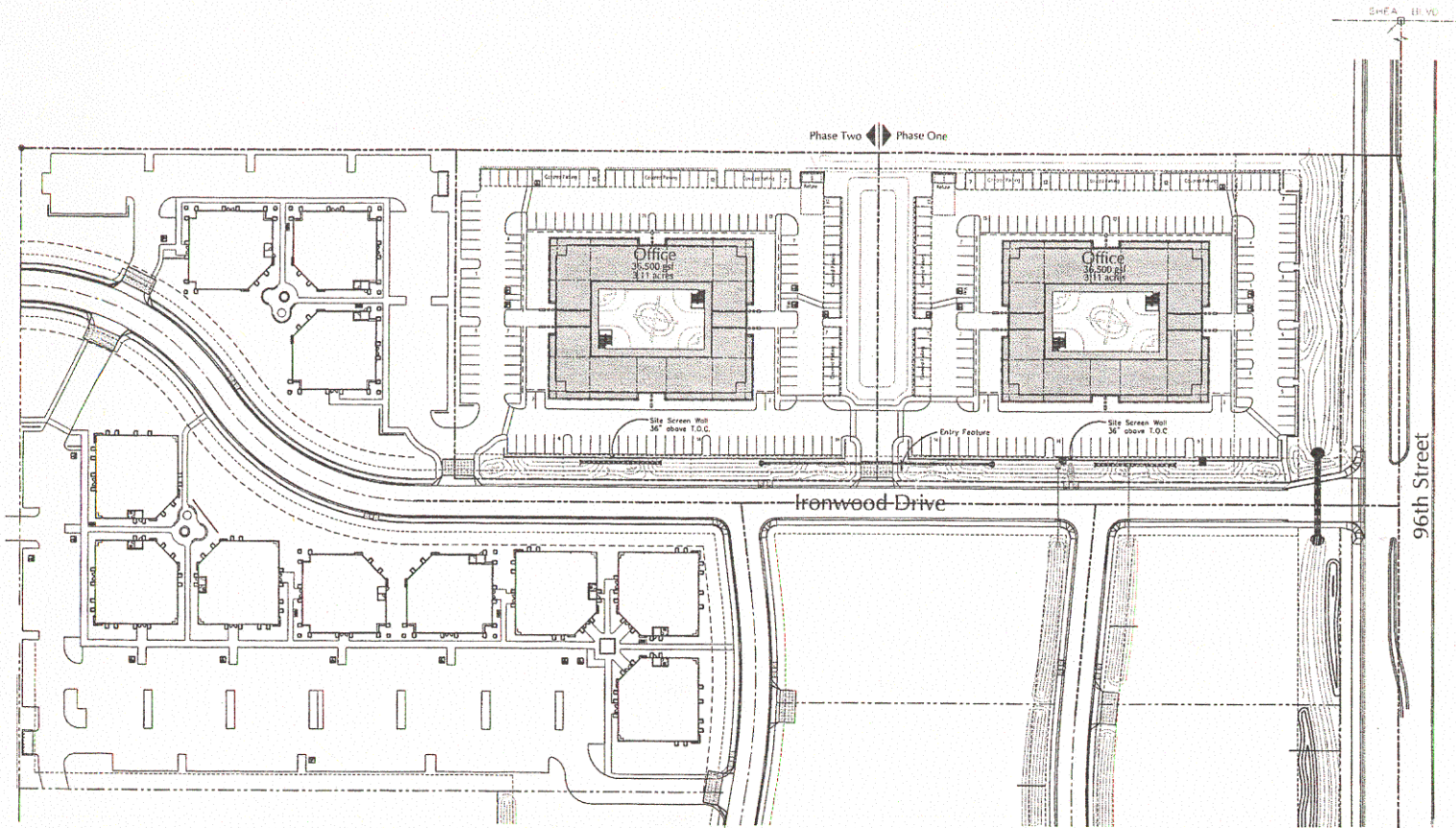
Ironwood Courtyard
 Scottsdale, Arizona

03156
 5/10/03

SHEA
 Commercial

31-DR-2003

6/9/2003



Project Data

EXISTING ZONING: C-O
 Net Site Area: 5.97 acres (260,215 sf)
 Total Building Area: 73,000 gsf
 Parking Required: 292 spaces (1/250 gsf med. off.)
 Parking Provided: 329 Spaces (4.50/1000 gsf)
 Accessible Parking Required: 12 spaces
 Accessible Parking Provided: 12 spaces
 Max. Building Height Allowed: 36'-0"
 Building Height Provided: 28.0104'
 F.A.R.: .6
 $(260,215 \times .6 = 156,129 > 73,000)$
 Volume Ratio:
 $260,215 \text{ sf} \times 7.2' = 1,873,548 \text{ sf} > 985,500 \text{ cf}$
 Bicycle Spaces Required: 30 spaces (1/10 of reqd. pkg.)
 Bicycle Spaces Provided: 30 spaces

Site Plan

DFD ConneryHedrick

architecture
 interior architecture
 space planning
 facilities management
 land planning
 landscape architecture
 graphic design

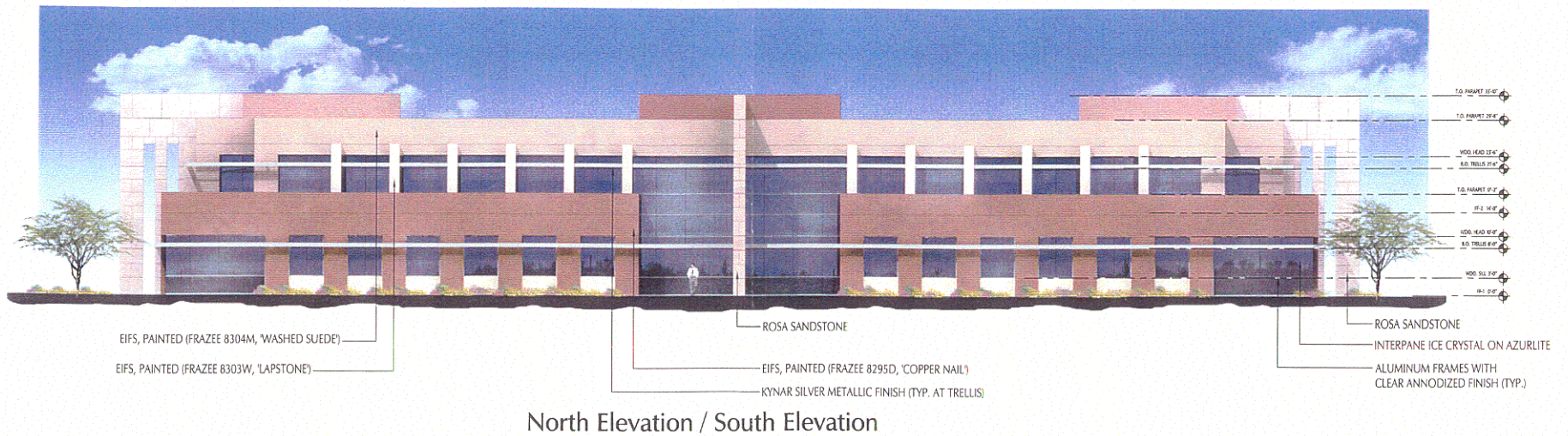
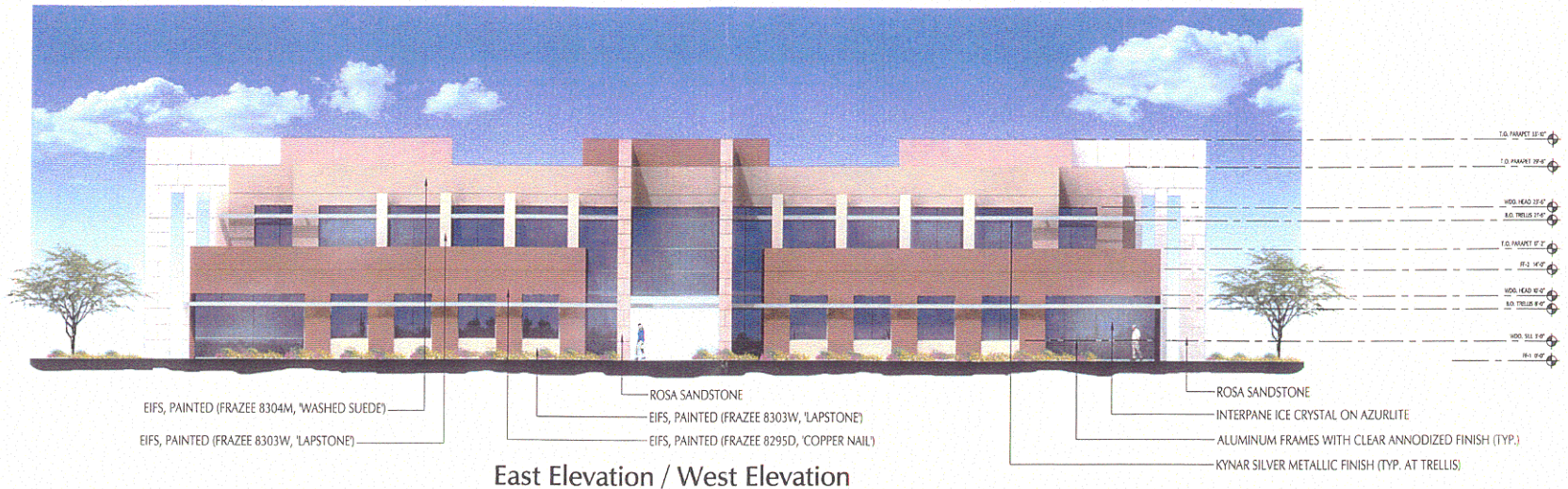
Ironwood Courtyard
 Scottsdale, Arizona

03156
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SHEA
 Commercial

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6/9/2003



Exterior Elevations

DFD Comerford

architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

Ironwood Courtyard
Scottsdale, Arizona

02333
09_JUNE.03

All calculations are approximate and subject to change.

31-DR-2003
6/9/2003